

## Lambert, Richard

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**From:** Sterling Wheeler <sterlingwheeler@msn.com>  
**Sent:** Wednesday, October 22, 2014 6:14 PM  
**To:** RestonMasterPlanSpecialStudy; Merkel, Heidi T.; Darab, Faheem; Lambert, Richard  
**Cc:** Selden, Fred  
**Subject:** 10/18/2014 Reston Village Center Meeting Comments

Below are some questions, comments and observations:

1. Where is this meeting's presentation? I couldn't find it. Also, when will the summary of workshop comments/issues be available? I want to send these to RA's TAC, along with the presentation. The TAC meeting is on 11/6.
2. To better promote attendees to provide input after a meeting, a link to the comment page should be provided on the agenda. By not having this information, I was not certain where to provide comments. The link for providing comment may have been in the presentation, but I don't have the presentation.
3. Based on your response to the covenant question, it sounded like staff has not evaluated each Village Center's covenants and design standards. Knowledge of these would help understand if there are constraints on future redevelopment. Also, easements should be evaluated to see if these have constraint on alternative future access and circulation as well as building location and other aspects of site design. Knowledge well in advance of covenant limitations was critical in the Phase I study and this knowledge resulted in overcoming the residential use limitation before the Reston Phase I was adopted. I hope that staff evaluates covenants and easements as well as provide (at a minimum) on the study's website.
4. I heard many comments about outreach being inadequate and I tend to agree. When Supervise Hudgins was at the Green workshop table, there was discussion on how to improve.
5. The Plan history on a presentation slide didn't include Fairfax Planning Horizons' Phase II changes. This was when the intensity of .25 FAR was added to Village Centers. I hope future presentations and the staff report discuss the how, when and why of .25 FAR. Clearly, it is not part of the Reston Vision.
6. In general, the Plan text is confusing, especially in regard to intensity and planning process.

The .25 FAR should be clearly identified as the base Plan; to do this, the description of the base Plan uses and intensity should be moved in front of "Guidelines for Village Center Redevelopment" and look at integrating (not cut and paste) the base plan and vision. The "General Vision" section seems like overkill and overlaps with the "Guidelines for Village Center Redevelopment".

The planning process is not clear. It will help a lot to be clear about the base Plan and future redevelopment. In addition, it would help if you diagram the process of going from this Plan amendment (general guidance) to redevelopment of a Village Center. The Lake Anne experience (when generalize) is applicable to the others. At the workshop, many expected that this planning effort was at the next stage of Plan refinement (developing alternative Village Center redevelopment concepts).

Please let me know if you need clarification on any of the above.

